



Limited Partnership Investments

September 6, 2007

Mary Levine, Acting Director of Legal Affairs
Michigan State Housing Development Authority
P.O. Box 30044
Lansing MI 48909

RECEIVED

SEP 10 2007

MSHDA-Legal

Re: Draft Qualified Allocation Plan

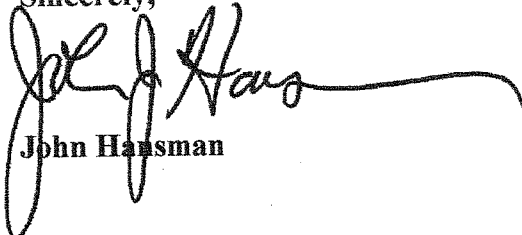
Dear Ms. Levine:

The Summit Group has been involved in raising equity for affordable housing for over twenty years. Our firm is very active in the affordable housing industry in Michigan. We have worked with developers and investors to create over 3,200 units of affordable apartments for Michigan residents.

We are deeply concerned by the draft 2008-209 Qualified Allocation Plan ("QAP") released by the Michigan State Housing Development Authority ("MSHDA"). The Low Income Housing Credit ("LIHC") is a valuable resource to be allocated for the benefit of all residents of the State of Michigan. The draft QAP would seem to benefit mainly those residents of only certain communities. Fifty percent of the LIHC would benefit only three communities. This does not appear to be in the best interests of the majority of residents of the State of Michigan.

Previous QAP's have provided incentive to preserve already existing affordable housing. We believe the preservation and improvement of existing housing is the most efficient use of the LIHC. We strongly urge MSHDA to adopt a QAP that preserves existing affordable housing. We believe the draft QAP should not be adopted by the MSHDA Board or approved by the Governor without significant revisions that provide the potential to benefit ALL residents of the State of Michigan and the provide incentive to preserve existing affordable housing.

Sincerely,



John Hansman

cc: Honorable Jennifer M. Granholm
Bernard S. Gliberman